

ZONING BOARD OF APPEALS MINUTES
June 16, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-063-15-16:</u> To legalize and renovate the existing 20' tall kiosk sign for "Delta Sonic".	980 West Ridge Road	Approved on Condition	7-0-0
<u>V-075-15-16:</u> To legalize the expanded gravel parking area in the rear yard of a two-family dwelling.	312-314 S. Goodman Street	Held by the Zoning Board for more information (return date TBD)	
<u>V-076-15-16:</u> To legalize the expanded gravel parking area in the rear yard of a two-family dwelling.	16-18 Harper Street	Held by the Zoning Board for more information (return date TBD)	
<u>V-077-15-16:</u> To install four internally illuminated signs that are 7.5' x 5.5' each for "Perri's Pizzeria at the Brighton Pub".	1881 East Avenue	Denied	0-7-0
<u>V-078-15-16:</u> To install a 6' tall chain link fence along the entire length of the Brayer Street lot line.	529 Child Street	Approved on Condition	7-0-0
<u>V-079-15-16:</u> To install a 20' x 12' attached deck in the rear yard of a single family dwelling.	84 Boardman Street	Approved	7-0-0
<u>V-080-15-16:</u> To install an attached patio in the side yard of a single family dwelling.	237 S. Fitzhugh Street	Approved	7-0-0
<u>V-081-15-16:</u> To convert an existing office building into 26 apartments with support offices and a small cafe.	1307 E. Main Street	Withdrawn by the City as a result of the Denial by the City Planning Commission on June 13, 2016 for the new apartment building	
<u>V-082-15-16:</u> To re-establish use of the property as a three-family dwelling that has lost its rights due to a period of vacancy of greater than nine months.	200 Parkway	Approved on Condition	7-0-0

Zoning Board Members Present: J. Best, L. Stanford, D. Carr, M. Morales, J. O'Donnell, M. Tilton
Zoning Board Alternates Present: J. DeMott
Zoning Board Members Absent: E. Van Dusen

DISTRIBUTION:

L. Warren	B. Muhammad	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-063-15-16 (980 W. Ridge Road):

The LED sign displays can only be changed once every 10 minutes. The brightness or intensity of the LED sign must auto adjust for daytime and nighttime use.

V-078-15-16 (529 Child Street):

Barbed wire is not permitted on the proposed fence.

V-082-15-16 (200 Parkway):

The proposed three family dwelling must meet all requirements of the NY State Building Code, including ingress/egress and room size. The three windows on the Parkway façade must be replaced with larger windows that mimic the size and pattern of the windows on the second story of the building (final design to be approved by the Director of Planning and Zoning).